

Change of Zone 3368

ORDINANCE NO. \_\_\_\_\_

1           AN ORDINANCE amending the Lincoln Zoning District Maps attached to and  
2           made a part of Title 27 of the Lincoln Municipal Code, as provided by Section 27.05.020  
3           of the Lincoln Municipal Code, by changing the boundaries of the districts established  
4           and shown thereon.

5           BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

6           Section 1. That the "Lincoln Zoning District Maps" attached to and made a part  
7           of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing  
8           the boundaries of the districts established and shown on said Maps as follows:

9                     A portion of Lot 54 I.T., located in the Southwest Quarter of  
10                    Section 3, Township 9 North, Range 7 East of the 6th P.M.,  
11                    City of Lincoln, Lancaster County, Nebraska, and more  
12                    particularly described as follows:

13                   Commencing at the southwest corner of said Lot 54 I.T.,  
14                   said point being on the east right-of-way line of Pioneer  
15                   Woods Drive and the north right-of-way of Pioneers  
16                   Boulevard, said point being the true point of beginning;  
17                   thence on an assumed bearing of north 00 degrees 24  
18                   minutes 50 seconds east along a west line of said Lot 54  
19                   I.T., a distance of 14.33 feet to a point of curvature; thence  
20                   along a curve in a clockwise direction, having a radius of  
21                   555.00 feet, arc length of 113.49 feet, delta angle of 11  
22                   degrees 43 minutes 00 seconds, a chord bearing of north 06  
23                   degrees 16 minutes 20 seconds east along a west line of  
24                   said Lot 54 I.T., and a chord length of 113.30 feet to a point  
25                   of reverse curvature; thence along a curve in a counter  
26                   clockwise direction, having a radius of 645.00 feet, arc  
27                   length of 131.90 feet, delta angle of 11 degrees 43 minutes  
28                   00 seconds, a chord bearing of north 06 degrees 16 minutes  
29                   20 seconds east along a west line of said Lot 54 I.T., and a  
30                   chord length of 131.67 feet to a point of tangency; thence  
31                   north 00 degrees 24 minutes 50 seconds east along a west

line of said Lot 54 I.T., a distance of 31.98 feet to a west corner of said Lot 54 I.T.; thence north 89 degrees 35 minutes 10 seconds west along a south line of said Lot 54 I.T., a distance of 13.21 feet to a west corner of said Lot 54 I.T.; thence north 00 degrees 00 minutes 00 seconds east along a west line of said Lot 54 I.T., a distance of 76.17 feet to a point of curvature; thence along a curve in a counter clockwise direction, having a radius of 432.00 feet, arc length of 307.08 feet, delta angle of 40 degrees 43 minutes 40 seconds, a chord bearing of north 20 degrees 21 minutes 50 seconds west along a west line of said Lot 54 I.T., and a chord length of 300.66 feet to a point of reverse curvature; thence along a curve in a clockwise direction, having a radius of 343.00 feet, arc length of 179.45 feet, delta angle of 29 degrees 58 minutes 33 seconds, a chord bearing of north 25 degrees 44 minutes 24 seconds west along a west line of said Lot 54 I.T., and a chord length of 177.41 feet to a point of reverse curvature; thence along a curve in a counter clockwise direction, having a radius of 257.00 feet, arc length of 160.73 feet, delta angle of 35 degrees 50 minutes 01 seconds, a chord bearing of north 28 degrees 40 minutes 08 seconds west along a west line of said Lot 54 I.T., and a chord length of 158.12 feet to a point of tangency; thence north 46 degrees 35 minutes 08 seconds west along a southwest line of said Lot 54 I.T., a distance of 159.79 feet to a point of curvature; thence along a curve in a counter clockwise direction, having a radius of 282.00 feet, arc length of 108.74 feet, delta angle of 22 degrees 05 minutes 35 seconds, a chord bearing of north 57 degrees 37 minutes 55 seconds west along a southwest line of said Lot 54 I.T., and a chord length of 108.07 feet to a point of tangency; thence north 68 degrees 40 minutes 43 seconds west along a southwest line of said Lot 54 I.T., a distance of 25.32 feet to a point of curvature; thence along a curve in a counter clockwise direction, having a radius of 315.50 feet, arc length of 117.41 feet, delta angle of 21 degrees 19 minutes 17 seconds, a chord bearing of north 79 degrees 20 minutes 21 seconds west along a south line of said Lot 54 I.T., and a chord length of 116.73 feet to a point; thence north 00 degrees 00 minutes 00 seconds east, a distance of 3.95 feet to a point; thence north 81 degrees 09 minutes 18 seconds east, a distance of 183.52 feet to a point of curvature; thence along a curve in a clockwise direction, having a radius of 154.60 feet, arc length of 182.94 feet, delta angle of 67 degrees 47 minutes 43 seconds, a chord bearing of south 64 degrees 56 minutes 50 seconds east, and a chord

length of 172.45 feet to a point; thence south 50 degrees 53 minutes 25 seconds east, a distance of 232.75 feet to a point; thence along a curve in a counter clockwise direction, having a radius of 137.62 feet, arc length of 285.14 feet, delta angle of 118 degrees 42 minutes 40 seconds, a chord bearing of south 51 degrees 04 minutes 53 seconds east, and a chord length of 236.81 feet to a point; thence along a curve in a clockwise direction, having a radius of 184.20 feet, arc length of 145.13 feet, delta angle of 45 degrees 08 minutes 38 seconds, a chord bearing of south 41 degrees 11 minutes 09 seconds east, and a chord length of 141.41 feet to a point of tangency; thence south 18 degrees 36 minutes 50 seconds east, a distance of 70.92 feet to a point; thence north 67 degrees 20 minutes 06 seconds east, a distance of 36.72 feet to a point of curvature; thence along a curve in a clockwise direction, having a radius of 45.13 feet, arc length of 103.82 feet, delta angle of 131 degrees 47 minutes 14 seconds, a chord bearing of south 46 degrees 46 minutes 17 seconds east, and a chord length of 82.40 feet to a point of tangency; thence south 19 degrees 07 minutes 21 seconds west, a distance of 106.73 feet to a point of curvature; thence along a curve in a counter clockwise direction, having a radius of 141.83 feet, arc length of 227.79 feet, delta angle of 92 degrees 01 minutes 16 seconds, a chord bearing of south 26 degrees 53 minutes 18 seconds east, and a chord length of 204.08 feet to a point of reverse curvature; thence along a curve in a clockwise direction, having a radius of 20.00 feet, arc length of 29.03 feet, delta angle of 83 degrees 10 minutes 23 seconds, a chord bearing of south 31 degrees 18 minutes 44 seconds east, and a chord length of 26.55 feet to a point of tangency; thence south 10 degrees 16 minutes 28 seconds west, a distance of 26.71 feet to a point; thence north 79 degrees 55 minutes 35 seconds west, a distance of 92.83 feet to a point; thence south 44 degrees 05 minutes 06 seconds west, a distance of 95.17 feet to a point; thence along a curve in a counter clockwise direction, having a radius of 75.00 feet, arc length of 65.76 feet, delta angle of 50 degrees 14 minutes 13 seconds, a chord bearing of south 80 degrees 27 minutes 23 seconds east, and a chord length of 63.67 feet to a point of reverse curvature; thence along a curve in a clockwise direction, having a radius of 173.75 feet, arc length of 59.20 feet, delta angle of 19 degrees 31 minutes 12 seconds, a chord bearing of north 84 degrees 11 minutes 06 seconds east, and a chord length of 58.91 feet to a point of tangency; thence south 86 degrees

03 minutes 17 seconds east, a distance of 97.52 feet to a point of curvature; thence along a curve in a counter clockwise direction, having a radius of 100.00 feet, arc length of 111.81 feet, delta angle of 64 degrees 03 minutes 39 seconds, a chord bearing of north 61 degrees 54 minutes 53 seconds east, and a chord length of 106.07 feet to a point of reverse curvature; thence along a curve in a clockwise direction, having a radius of 200.00 feet, arc length of 88.34 feet, delta angle of 25 degrees 18 minutes 26 seconds, a chord bearing of north 42 degrees 32 minutes 16 seconds east, and a chord length of 87.62 feet to a point of reverse curvature; thence along a curve in a counter clockwise direction, having a radius of 125.00 feet, arc length of 95.15 feet, delta angle of 43 degrees 36 minutes 53 seconds, a chord bearing of north 33 degrees 23 minutes 03 seconds east, and a chord length of 92.87 feet to a point; thence south 34 degrees 57 minutes 43 seconds east, a distance of 102.16 feet to a point; thence north 62 degrees 17 minutes 16 seconds east, a distance of 32.40 feet to a point of curvature; thence along a curve in a clockwise direction, having a radius of 20.00 feet, arc length of 39.30 feet, delta angle of 112 degrees 35 minutes 33 seconds, a chord bearing of south 61 degrees 24 minutes 58 seconds east, and a chord length of 33.28 feet to a point of tangency; thence south 05 degrees 07 minutes 11 seconds east, a distance of 34.27 feet to a point; thence south 43 degrees 16 minutes 31 seconds west, a distance of 91.09 feet to a point; thence along a curve in a counter clockwise direction, having a radius of 58.48 feet, arc length of 147.08 feet, delta angle of 144 degrees 06 minutes 37 seconds, a chord bearing of south 39 degrees 33 minutes 00 seconds west, and a chord length of 111.26 feet to a point of tangency; thence south 32 degrees 30 minutes 19 seconds east, a distance of 64.91 feet to a point; thence south 48 degrees 55 minutes 55 seconds east, a distance of 19.82 feet to a point; thence south 14 degrees 12 minutes 45 seconds east, a distance of 57.67 feet to a point of intersection with the south line of said Lot 54 I.T.; thence north 89 degrees 35 minutes 10 seconds west along the south line of said Lot 54 I.T., said line being 40.00 feet north of and parallel with the south line of said Southwest Quarter, a distance of 704.36 feet to the point of beginning, said tract contains a calculated area of 411,366.68 square feet or 9.44 acres, more or less;

1 be and it hereby is transferred from the R-3 Residential District to the O-3 Office Park  
2 District and is hereby made a part of the O-3 Office Park District and governed by all  
3 the provisions and regulations pertaining to the O-3 Office Park District.

4 Section 2. That this ordinance shall take effect and be in force from and after its  
5 passage and publication according to law.

Introduced by:

\_\_\_\_\_

Approved as to Form & Legality:

\_\_\_\_\_  
City Attorney

Approved this \_\_\_\_ day of \_\_\_\_\_, 2002:

\_\_\_\_\_  
Mayor